

# \$419,900 - 685 Blackwolf Boulevard N, Lethbridge

MLS® #A2211294

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,100 sqft  
Residential on 0.06 Acres

Blackwolf 2, Lethbridge, Alberta

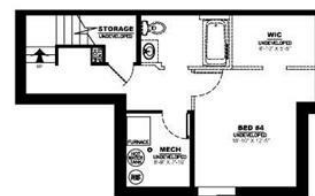
Coming soon to the award winning Blackwolf community, the Luca II duplexes offer a perfect combination of style, function, and unbeatable location. These thoughtfully designed homes feature 3 bedrooms, 2.5 bathrooms, and 1,100 sq. ft. of modern living space, complete with a rear attached single garage, full fencing and landscaping, and NO CONDO FEES. Premium finishes include upgraded James Hardie accent siding, Kohler plumbing fixtures, and stainless steel Samsung appliances, with two designer color packages to choose from. The convenient upstairs laundry and an undeveloped basement set up for a family room, a 4th bedroom, and an additional full bathroom offer endless possibilities for customization. Just a short walk to the 73-acre Legacy Park, residents will enjoy fantastic amenities like the spray park, pickleball courts, playgrounds, scenic walking paths, and two nearby dog parks. With shopping, schools, and other essentials close by, this is your chance to own in one of Lethbridge's most sought-after neighborhoods, offering a perfect balance of modern living and outdoor convenience. Home is virtually Staged. NHW. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE. Certain restrictions apply



MAIN FLOOR PLAN = 537 SQ FT



UPPER FLOOR PLAN = 653 SQ FT



LOWER FLOOR PLAN = 474 SQ FT

Built in 2024

## Essential Information

MLS® #	A2211294
Price	\$419,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	685 Blackwolf Boulevard N
Subdivision	Blackwolf 2
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7H7

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Bathroom Rough-in, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood  
Foundation Poured Concrete

685 & 689 BLACKWOLF BLVD N.

Exterior

AVONLEA  
H O M E S

### Additional Information

Date Listed April 19th, 2025  
Days on Market 58  
Zoning RM

### Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE



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